

BOX ELDER COUNTY PLANNING COMMISSION AGENDA

August 19, 2010

Agenda review with Planning Commissioners at 6:00 p.m. in Conference Room 32

1. **CALL TO ORDER** 7:00 p.m. (County Commission Chamber Room)
 - a. Roll Call (Commissioners Day, Munns, Tea, Hardy, Larsen, Christensen, and Munns)
2. **APPROVAL of the July 15, 2010 Planning Commission Minutes.**
3. **PUBLIC HEARINGS**
 - a. **U.S. Pipeline, CUP09-010**, renewal of Conditional Use Permit for construction office trailers, tool trailers, trucks, equipment & supplies located at approximately 4300 North 4800 West in the Corinne area of Box Elder County.
 - b. **Brent Nelson, Site Plan SP10-003**, for a scrap yard to be located at approximately 12955 North 5400 West in the Garland area of Box Elder County.
 - c. **Loene Hill, CUP10-012**, to allow a private drive to serve as frontage requirement at approximately 27190 North Black Pine Road.
 - d. **Beehive Telephone, CUP10-013**, central office location at approximately 17475 North 54000 West in the West Park Valley area of Box Elder County.
 - e. **Fastenal Company, CUP10-014**, located within the pre-standing building owned by Procter and Gamble on Iowa String Road in the Corinne area of Box Elder County.
 - f. **Erickson Subdivision, SS10-010**, One-Lot with remainder parcel, located at approximately 15500 North 400 West in the Beaver Dam area of Box Elder County.
 - g. **Bear Hollow Ranch, SS10-008**, proposed nineteen (19) lot subdivision at private water park located at approximately 15000 North 4000 West northeast of Garland in Box Elder County.
 - h. **Flood Damage Prevention Ordinance** (Utah's legislature has delegated local governmental units to adopt regulations to minimize flood losses)
 - i. **Amend Article 6-1-030** to change definition of "Subdivision" to conform with that of the Utah State Code definition.
4. **UNFINISHED BUSINESS**
 - a. **Riverside Farms, SS10-001, (Final)** 18460 North 5200 West in the Riverside area of Box Elder County
5. **NEW BUSINESS**
 - a. **U.S. Pipeline, CUP09-010**, renewal of Conditional Use Permit for construction office trailers, tool trailers, trucks, equipment & supplies located at approximately 4300 North 4800 West in the Corinne area of Box Elder County.
 - b. **Brent Nelson, Site Plan SP10-003**, for a scrap yard to be located at approximately 12955 North 5400 West in the Garland area of Box Elder County.
 - c. **Loene Hill, CUP10-012**, to allow a private drive to serve as frontage requirement at approximately 27190 North Black Pine Road.

Submitted to the *Box Elder News Journal* and the *Tremonton Leader* for publication on August 13, 2010.

Requests for accommodations or interpretive services must be made three (3) working days prior to this meeting. Please contact the Box Elder County Community Development office at 435-734-3314 or 734-2634 for information or assistance.

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- f. **Erickson Subdivision**, One-Lot with remainder parcel, SS10-010, located at approximately 15500 North 400 West in the Beaver Dam area of Box Elder County.
- g. **Bear Hollow Ranch, SS10-008**, proposed nineteen (19) lots subdivision at private water park located at approximately 15000 North 4000 West, northeast of Garland in Box Elder County.
- h. **Flood Damage Prevention Ordinance** (Utah's legislature has delegated local governmental units to adopt regulations to minimize flood losses)
- i. **Amend Article 6-1-030** to change definition of "Subdivision" to conform with that of the Utah State Code definition.

6. WORKING REPORTS

- a. **MU-40; MU-80; MU-160** zone use from conditional use to permitted use for single dwelling
- b. Site plan definitions, **Article 1-3-040**
- c. **Flag Lot Ordinance 249**; corrections and updating, Article 5-1-311
- d. Accessory buildings, **Article 5-1-150**

7. PUBLIC COMMENTS

8. ADJOURN_____